

422 88-24-A #422 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 to permit a garage height of 19 ft 6 in. in lieu of the allowed 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Garage is partially completed, but not usable, pending final inspection(s) by Baltimore County. (permit # E-005-87)
2. Pre-fab (approved) trusses have been delivered by contractor and can not be used with out building-height variance. (advised by Mr. Mattio)
3. Intended stand-up storage/work space is to replace two(2) deteriorating sheds, used for utility/hobby, and warm-weather aviary.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s):
John W. Jackson, Jr.
(Type or Print Name)
Signature _____
Linda K. Jackson
(Type or Print Name)
Signature _____
12 Slipstream Court (301)-487-7183 N 17,490
Address Phone No. E 44950
Middle River, Maryland 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of May, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 23rd day of July, 1987, at 9:45 A.M.

ESTIMATED LENGTH OF HEARING 1/2HR. + 1HR.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER (over)
REVIEWED BY: ucn DATE: 9/15/87

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 17, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 88-22-A, 88-24-A, 88-25-A, 88-26-A, 88-29-A, 88-30-A and 88-32-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slb

RECEIVED
JUN 17 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. John W. Jackson, Jr.
12 Slipstream Court
Baltimore, Maryland 21220

RE: Item No. 422 - Case No. 88-24-A
Petitioner: John W. Jackson, Jr.
et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Jackson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: File



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

C. Richard Moore
Acting Director

May 11, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items number 408, 419, 421, 422, 424, 425, 426, 427, 428, 429, 430, 433, and 432.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

April 28, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

Re: Property Owner: John W. Jackson, et ux

Location: NW/S Slipstream Ct., 249' NE centerline Nacelle Road

Item No.: 422 Zoning Agenda: Meeting; of 4/28/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning & Zoning Fire Prevention Bureau
Special Inspection Division

IN RE: PETITION FOR ZONING VARIANCE
NW/S Slipstream Court, 249'
NE of the C/I of Nacelle Road
(12 Slipstream Court)
15th Election District
6th Councilmanic District
John W. Jackson, Jr., et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-24-A

The Petitioners herein request a variance to permit a garage height of 19 feet, 6 inches, in lieu of the allowed 15 feet.

Testimony by the Petitioners indicated that they obtained a building permit for the construction of a 24' x 24' garage in accordance with the plan submitted and identified as Petitioner's Exhibit 1. The Petitioners had ordered and received \$1800 worth of roof trusses before a building inspector called to their attention that a height variance was needed. The first floor will be utilized as a garage with work benches and the second floor will be used for storage as well as provide space for young people practicing music. Eventually the Petitioners hope to provide electricity to the garage but have no intention of adding water or sewer service. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of July, 1987, that a garage height of 19 feet, 6 inches in accordance with Petitioner's Exhibit 1, be permitted, and as such, the Peti-

tion for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

The garage building shall not be utilized as a dwelling.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

This petition has been received and accepted for filing this 15th day of July, 1987.

[Signature]
Zoning Commissioner

Petitioner: John W. Jackson, Jr. et ux Received by: [Signature]
Chairman, Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING
Date: 7/28/87
By: [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

July 28, 1987



Dennis F. Rosenbaum
County Executive

Mr. & Mrs. John W. Jackson, Jr.
12 Slipstream Court
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
NW/S Slipstream Court, 249' NE of the c/l of Nacelle Road
15th Election District, 6th Councilmanic District
Case No. 88-24-A

Dear Mr. & Mrs. Jackson:

Pursuant to the recent hearing held in the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbj

Enclosures

cc: People's Counsel

ZONING DESCRIPTION

Beginning on the NW/S of Slipstream Ct. 249 ft. NE of the centerline of Nacelle Road. Thence N. 45° 18' 13"E. 76.57 ft., N. 33° 37' W. 145.94 ft., S. 45° 18' 13" W. 98.07 ft. Thence approximately 145 ft. to the place of beginning. Containing 12,176 Sq. Ft. in the 15 th. Elect. Dist. also Known as # 12 Slipstream Ct.

PETITION FOR ZONING VARIANCE

15th Election District - 6th Councilmanic District

Case No. 88-24-A

LOCATION: Northwest Side of Slipstream Ct., 249 feet Northeast of the Centerline of Nacelle Road (12 Slipstream Court)

DATE AND TIME: Thursday, July 23, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a garage height of 19 feet 6 inches in lieu of the permitted 15 feet

Being the property of John W. Jackson, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 2, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 2, 1987.

THE JEFFERSONIAN,

Susan Shuler Abbott
Publisher

The Times

Middle River, Md. July 2, 1987

This is to certify, that the annexed

Reg M0328K

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 2nd day of

July, 1987

Paul B. Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7/2/87
Posted for: *Variances*
Petitioner: *John W. Jackson, Jr. et ux*
Location of property: *NW/S Slipstream Ct., 249' NE of Nacelle Rd.*
12 Slipstream Ct.
Location of sign: *Slipstream Ct., across 30' from Nacelle Rd.*
on property of Baltimore
Remarks: *None*
Posted by: *[Signature]* Date of return: 7/6/87
Number of Signs: *1*

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW/S of Slipstream Ct., 249' NE : OF BALTIMORE COUNTY
of C/L of Nacelle Rd. (12 :
Slipstream Ct.), 15th District :
JOHN W. JACKSON, et ux, : Case No. 88-24-A
Petitioners :

ENTRY OF APPEARANCE

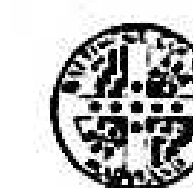
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John W. Jackson, 12 Slipstream Court, Middle River, Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 15, 1987

Mr. John W. Jackson, Jr.
Mrs. Linda K. Jackson
12 Slipstream Court
Middle River, Maryland 21220

RE: PETITION FOR ZONING VARIANCE
NW/S Slipstream Ct., 249' NE c/l of Nacelle Rd. (12 Slipstream Ct.)
15th Election District - 6th Councilmanic District
John W. Jackson, et ux - Petitioners
Case No. 88-24-A

Dear Mr. and Mrs. Jackson:

This is to advise you that \$71.86 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 223, Court House, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DEPARTMENT
MISCELLANEOUS CASH RECEIPT

DATE: 7/23/87 ACCOUNT: R-01-615-000

1 SIGN & POST RETURNED

AMOUNT: \$ 71.86

Mr. John W. Jackson, Jr., 12 Slipstream Ct., Balto., Md. 21220

RECEIVED FROM: ADVERTISING & POSTING RE CASE #88-24-A

FOR: \$ 0019*****718615 2234F

VALIDATED BY SIGNATURE OF CASHIER

Mr. John W. Jackson, Jr.
Mrs. Linda K. Jackson
12 Slipstream Court
Middle River, Maryland 21220

June 10, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/S Slipstream Ct., 249' NE c/l of Nacelle
Rd. (12 Slipstream Court)
15th Election District - 6th Councilmanic District
John W. Jackson, et ux - Petitioners
Case No. 88-24-A

TIME: 9:45 a.m.

DATE: Thursday, July 23, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

No. 32555

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 4/16/87 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED BY John Jackson

FOR Van # 422

8 8106*****36008 316DF

VALIDATION OR SIGNATURE OF CASHIER

